

061.A

0008

0006.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

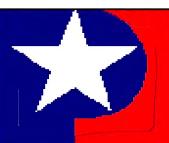
287,400 / 287,400

USE VALUE:

287,400 / 287,400

ASSESSED:

287,400 / 287,400



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		COLONIAL VILLAGE DR, ARLINGTON

## OWNERSHIP

Owner 1:	HUEY JEFFREY K	Unit #:	H6
Owner 2:			
Owner 3:			

Street 1: 8 COLONIAL VILLAGE DR APT 6

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

## PREVIOUS OWNER

Owner 1:	LENKAUSKAS STEPHEN J & -
Owner 2:	LENKAUSKAS MEGAN E -
Street 1:	98 CLAY ST
Twn/City:	CAMBRIDGE
St/Prov: MA	Cntry:
Postal: 02140	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 664 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	287,400			287,400		
Total Card	0.000	287,400			287,400	Entered Lot Size	
Total Parcel	0.000	287,400			287,400	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	432.83	/Parcel: 432.8	Land Unit Type:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	256,600	0	.	.	256,600	256,600	Year End Roll	12/18/2019
2019	102	FV	234,000	0	.	.	234,000	234,000	Year End Roll	1/3/2019
2018	102	FV	193,200	0	.	.	193,200	193,200	Year End Roll	12/20/2017
2017	102	FV	179,700	0	.	.	179,700	179,700	Year End Roll	1/3/2017
2016	102	FV	176,100	0	.	.	176,100	176,100	Year End	1/4/2016
2015	102	FV	154,700	0	.	.	154,700	154,700	Year End Roll	12/11/2014
2014	102	FV	124,700	0	.	.	124,700	124,700	Year End Roll	12/16/2013
2013	102	FV	124,700	0	.	.	124,700	124,700		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LENKAUSKAS STEP	73313-134	1	9/20/2019		300,000	No	No		
NICOLORO MICHAEL	65780-408		7/23/2015		170,000	No	No		
	18047-501		4/1/1987		105,900	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/24/2020		SQ Returned							MM	Mary M		
10/25/2017		Measured							DGM	D Mann		
6/9/2016		Sales Review							PT	Paul T		
3/31/2016		SQ Returned							MM	Mary M		
5/6/2000									197	PATRIOT		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Database: AssessPro - FY2021

apro

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 8.									
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average												
Prime Wall: 7	- Brick			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1									
Color: BRICK				A Kits: 1	Rating:												
View / Desir: 2ND - 2ND FLOOR				Fpl: 0	Rating: Average												
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:												
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Level FY LR DR D K FR RR BR FB HB L O									
Year Blt: 1962	Eff Yr Blt:			Location: R	- Rear												
Alt LUC:	Alt %:			Total Units: 1													
Jurisdct:	Fact: .			Floor: 2	- 2nd Floor												
Const Mod:				% Own: 0.657700002													
Lump Sum Adj:				Name: 9 - 6021													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: GD - Good	24. %												
Prim Int Wall: 2	- Plaster			Functional: 1	%												
Sec Int Wall: 1	%			Economic: 1	%												
Partition: T	- Typical			Special: 1	%												
Prim Floors: 4	- Carpet			Override: 1	%												
Sec Floors: 1	%			Total: 24.5	%												
Bsmnt Flr:				<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ: 320.00													
Bsmnt Gar:				Size Adj.: 1.40361452													
Electric: 3	- Typical			Const Adj.: 1.16654992													
Insulation: 2	- Typical			Adj \$ / SQ: 523.964													
Int vs Ext: S				Other Features: 32732													
Heat Fuel: 1	- Oil			Grade Factor: 1.00													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod: 1.00													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 380644													
% Com Wall	% Sprinkled:			Depreciation: 93258													
<b>MOBILE HOME</b>				Depreciated Total: 287386													
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]				<b>SPEC FEATURES/YARD ITEMS</b>													
				<b>PARCEL ID</b> 061.A-0008-0006.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:							Total:					